

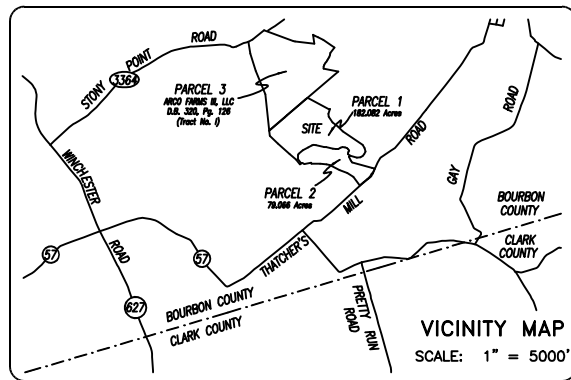
LEGEND:

- Iron Pin Found
- Iron Bar Found
- Iron Pin Found with I.D. Cap bearing "RDH 1987"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set this Survey
- Mag Nail Set in Road
- Point in Road
- Mag Nail Found in Road
- Mag Nail Found in Tree
- ▲ Fence Post
- Point ● Right-of-Way
- Center of Creek
- Ⓜ Address

COMMISSION'S CERTIFICATION

I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

Date _____ Planning Commission Official _____



LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- - - Existing Overhead Utility Line
- - - Original Interior Tract Line

FREDERICK E. LEHMANN
D.B. 192, Pg. 487

CONSOLIDATION ACREAGES:

- BEFORE CONSOLIDATION:**
 Parcel 1 + Parcel 2 = 261.148 Acres
 Parcel 3 = 305.82± Acres
- AFTER CONSOLIDATION:**
 Parcel 1 + Parcel 3 = 487.902 Acres
 Parcel 2 = 79.066 Acres

LINE	BEARING	DISTANCE
L1	N 57°35'23" E	143.03
L2	N 13°46'52" E	107.90
L3	N 30°38'28" E	90.58
L4	N 33°59'16" W	106.78
L5	N 49°00'06" W	69.68
L6	N 74°25'18" W	103.55
L7	N 82°23'58" W	144.59
L8	S 75°36'59" W	93.88
L9	S 61°17'50" W	143.53
L10	S 85°00'08" W	122.49
L11	N 83°12'11" W	160.72
L12	N 77°16'42" E	351.25
L13	S 89°37'43" W	109.14
L14	N 82°02'01" W	134.13
L15	S 68°09'20" W	87.78
L16	S 60°26'24" W	212.91
L17	S 17°43'21" W	75.00
L18	S 01°10'46" W	212.70
L19	S 35°19'27" E	272.59
L20	S 49°18'15" W	68.78
L21	S 73°59'55" E	151.00
L22	S 22°54'44" W	236.24
L23	N 63°10'58" W	30.00
L24	S 50°43'01" W	246.52
L25	S 50°14'19" W	257.59
L26	N 60°10'26" W	102.99
L27	N 79°04'13" W	55.00
L28	S 49°18'15" W	37.22
L29	S 35°19'27" E	272.59
L30	N 01°10'46" E	212.70
L31	N 17°43'21" E	75.00
L32	N 60°26'24" E	212.91
L33	N 68°09'20" E	87.78
L34	S 82°02'01" W	134.13
L35	N 89°37'43" E	109.14
L36	S 77°16'42" E	351.25
L37	S 83°12'11" E	160.72
L38	N 85°50'08" E	122.49
L39	N 61°17'50" E	143.53
L40	N 75°36'59" E	93.88
L41	S 82°23'58" E	144.59
L42	S 74°25'18" E	103.55
L43	N 49°00'06" E	69.68
L44	S 33°59'16" E	106.78
L45	S 30°38'28" E	90.58
L46	N 13°46'52" E	107.90
L47	S 57°35'23" E	143.03

NOTES:

- Parcel 1 and Parcel 2 platted hereon are the same as those properties or tracts of land described in Deed Book 289, Page 745 and Deed Book 290, Page 748. See also Plat Cabinet C, Sheet 340.
- Property platted hereon is subject to those previous conveyances for right-of-way in favor of the Commonwealth of Kentucky, Department of Highways, as recorded in Deed Book 134, Page 573 and Deed Book 134, Page 576.
- Property platted hereon maybe subject to a telephone line easement in favor of Southern Bell Telephone Company as recorded in Deed Book 118, Page 256.
- Property platted hereon is subject to a water line easement in favor of the City of North Middletown, Kentucky as recorded in Deed Book 214, Page 644; Deed Book 214, Page 666; and Deed Book 214, page 672.
- Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
- Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- The purpose of this Consolidation Plat is to consolidate Parcel 1 with Parcel 3 as shown hereon. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.

PLOTTED: 10/26/22 @ 5:00 BY APD

NOTES (Continued):

- One hundred twenty-five (125) foot building line is more particularly described as lying one hundred twenty-five (125) feet from the right-of-way line.
- Parcel 3 shown hereon is the same as Tract No. 1 described in Deed Book 320, Page 126.

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are related to Kentucky North Zone State Plane.

October 26, 2022

Date _____ P.O. Box 175
Cynthiana, Kentucky 41031

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by _____, by deed dated _____, and recorded in Deed Book _____, page _____ in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____
 _____ Owner _____
 Address _____
 Date _____ Address _____

'A' COMMONWEALTH OF KENTUCKY
DEPARTMENT OF HIGHWAYS
D.B. 134, Pg. 576

 'B' COMMONWEALTH OF KENTUCKY
DEPARTMENT OF HIGHWAYS
D.B. 134, Pg. 573

SULPHUR GUM LLC
D.B. 281, Pg. 1
D.B. 281, Pg. 228

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	955.00'	52.21'	52.20'	S 25°15'04" W
C2	925.00'	385.65'	383.06'	S 38°48'02" W

SOURCES OF TITLE:

Being that property deeded the Lorayne and Vivian Kazez Trust by D.B. Kazez & Alicia Kazez by deed dated December 31, 2012 and recorded in Deed Book 289, Page 745.
 Being that property deeded the Lorayne and Vivian Kazez Trust by Betty C. Long by deed dated April 19, 2013 and recorded in Deed Book 290, Page 748.

**CONSOLIDATION PLAT
LORAYNE AND VIVIAN
KAZEE TRUST
#1139 THATCHERS MILL ROAD (KY 57)**

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 400'	DATE 10/12/22	FNAME KAZEEDB	FILE NO. 22-5251	JOB FILE KAZEEDB	DATE 10/12/22	CREATED BY APD	OWNED BY APD	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
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THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.